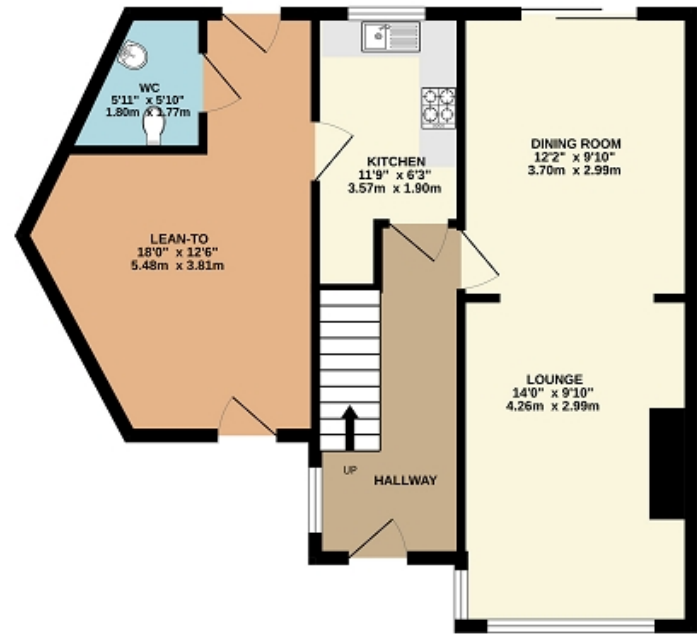
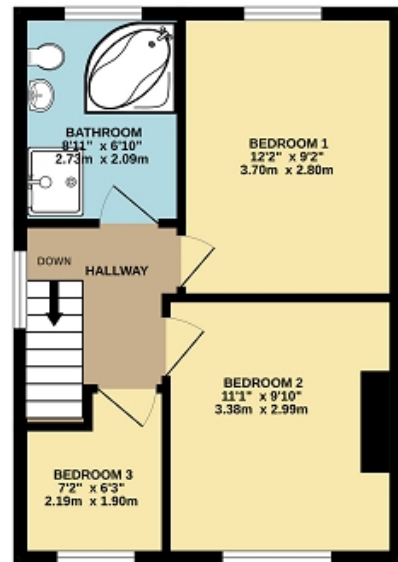


GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BRAMBLES

ASKING PRICE

£335,000

Freehold

Cliffe Avenue, Hamble, SO31 4LL

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Cliffe Avenue, Hamble, SO31 4LL

3 Beds - 1 Bath

A three-bedroom, semi-detached home with generous driveway. Located in the ever-popular village of Hamble, close to local amenities and Southampton foreshore.

FEATURES

- Three well-proportioned bedrooms
- Spacious, open-plan living/dining room
- Enclosed, sunny back garden
- Practical lean-to offering an abundance of storage with space for appliances
- Newly laid driveway providing off road parking for four cars
- Sought-after location in Hamble, close to schools, marinas & amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Bursledon | Warsash | Mayfair



This three-bedroom family home is set on in Hamble and enjoys close proximity to local amenities, well-regarded schools, and excellent transport links. Hamble's vibrant village atmosphere, renowned sailing facilities, and riverside walks make it a truly special place to call home.

The home immediately impresses with its newly laid driveway, providing off-road parking for four to five vehicles - a rare and highly practical feature in such a sought-after location. Downstairs features a light and spacious open-plan living and dining room. With its versatile layout, this space is perfect for both everyday family life and entertaining guests. Sliding doors connect seamlessly to the rear garden, allowing natural light to flood the room and creating an effortless indoor-outdoor flow. The kitchen is designed with functionality in mind, offering ample storage and workspace for keen cooks. Upstairs, the home offers three well-proportioned bedrooms served by a well appointed family bathroom. The sunny rear garden offers space for children to play, summer barbecues, or simply relaxing with a book. There's also a useful lean-to, providing excellent storage, space and plumbing for appliances, and the convenience of an outdoor WC.



Outside

Newly laid driveway offering parking for four to five cars. Fencing around the perimeter. Access to the lean-to. Sheltered porch area.

Hallway

Composite front door. Double glazed window to side. Laminate flooring. Skirting boards. Radiator. Carpeted staircase with wooden handrails rising to first floor. Storage cupboard. Doorways leading to kitchen and lounge/diner.

Lounge (14' 0" x 9' 10") or (4.26m x 2.99m)

Double glazed window to the front. Laminate flooring. Skirting boards. Radiator. Fitted storage cupboards and shelving. Fireplace. Archway opening to the dining room.

Dining Room (12' 2" x 9' 10") or (3.70m x 2.99m)

Continuation of laminate flooring. Skirting boards. Radiator. Double glazed sliding doors open out to the back garden.

Kitchen (11' 9" x 6' 3") or (3.57m x 1.90m)

Double glazed window to rear. Tiled floor. Matching wall and base units. Ample work surfaces. Tiled splash backs. Integrated electric oven. Four point gas burner hob. Stainless steel extractor hood. Radiator. Space for fridge freezer. Freestanding dishwasher. Doorway leading to lean-to.

Lean-To (18' 0" x 12' 6") or (5.48m x 3.81m)

Wooden structure. Poly carbonate roof. Plenty of storage space. Work surface with space for two appliances below. Fitted wall and base units. Doorway to kitchen. Doorway to outdoor WC.

Outside WC (5' 10" x 5' 11") or (1.77m x 1.80m)

Low level WC with cistern. Hand wash basin with chrome taps.



Landing

Double glazed window to side. Carpet. Access to loft with pull down ladder, housing the boiler.

Bedroom One (12' 2" x 9' 2") or (3.70m x 2.80m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Fitted wardrobe, storage cupboards and bedside tables.

Bedroom Two (11' 1" x 9' 10") or (3.38m x 2.99m)

Double glazed window to front. Carpet. Skirting boards. Radiator.

Bedroom Three (7' 2" x 6' 3") or (2.19m x 1.90m)

Double glazed window to front carpet. Skirting boards. Radiator.

Bathroom (8' 11" x 6' 10") or (2.73m x 2.09m)

Double glazed window to rear. Tiled floor. Skirting boards. White corner bath with chrome taps and shower attachment. Low level WC with cistern. White pedestal wash basin with chrome mixer tap. Fully tiled shower cubicle with glass door and wall mounted chrome shower attachment.

Garden

Large patio area. Area laid to lawn. Borders laid to gravel. Fully fenced. Outdoor tap. Access to lean-to.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.